



THE CORPORATION OF THE DISTRICT OF SUMMERLAND INFORMATION REPORT

DATE: March 25, 2025
TO: Graham Statt, Chief Administrative Officer
FROM: Brad Dollevoet, Director of Development Services
SUBJECT: February 2025 Development Services Report

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the February 2025 Development Services Report be received for information.

PURPOSE:

To update Council about Development Services Department activities on a monthly and annual basis.

BACKGROUND and DISCUSSION:

The Development Services Department reports monthly on the activity of the department including a summary of development applications received, building permits issued, and bylaw enforcement activity. Development Services also provides an annual statistical report of department activities in comparison to previous years. Recent activity on in-stream applications is also summarized.

Planning Acronym Legend:

APC – Advisory Planning Commission	TPC – Technical Planning Committee	DVP – Development Variance Permit
TIA – Traffic Impact Assessment	ALC – Agricultural Land Commission	PLA – Preliminary Layout Approval
MOTI – Ministry of Transportation and Infrastructure	QEP – Qualified Environmental Professional	AAC – Agricultural Advisory Committee
DP – Development Permit	OCP – Official Community Plan	AIA – Archeological Impact Assessment

Development Applications in Progress:

Development/Description	Recent Activity	Next Steps
Z21-010 11815 Prairie Valley Road <i>RSD1 to RMD</i>	Sent Development Information Request	ON HOLD -Applicant to Provide Requested Information
Z22-008 Lot 4, Garnet Valley Road <i>A1 to A1 Site Specific</i>	TPC Outcome Letter	ON HOLD – Requested by Applicant - Prioritization of Subdivision application.
Z23-001 13610, 13606 Banks Crescent	Council provided first reading only at August 13, 2024.	Applicant to submit AIA.

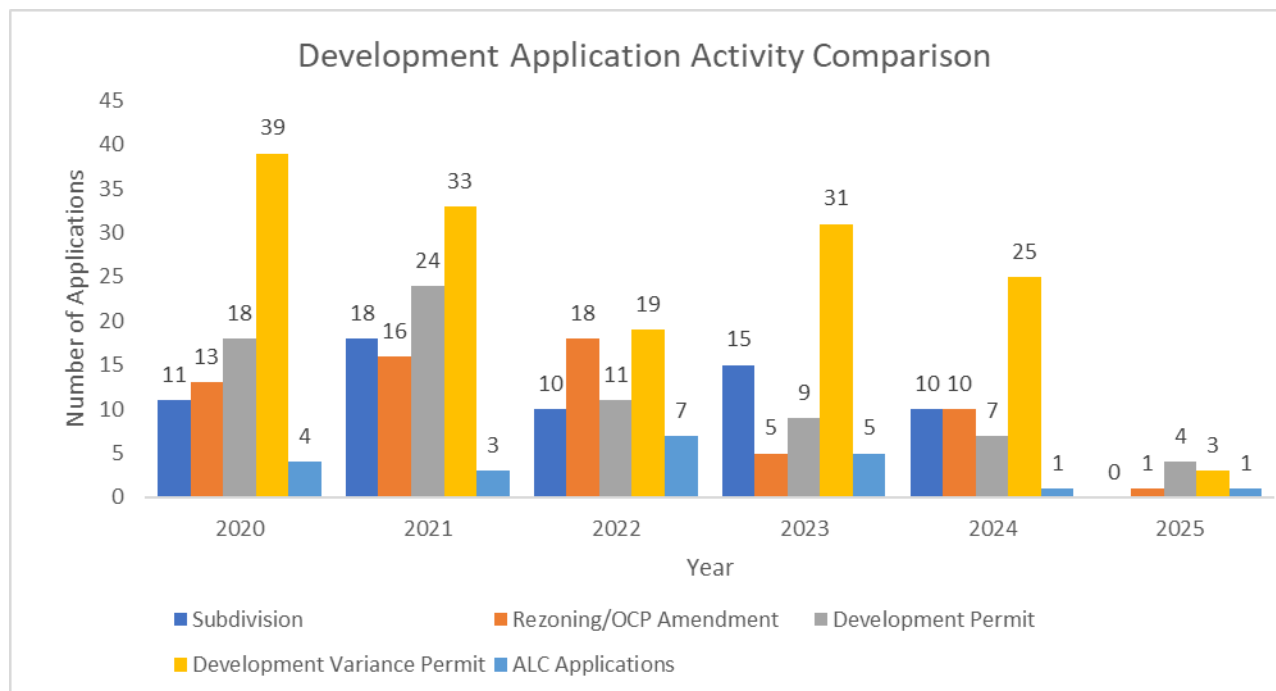
<i>Single Family (7 units) and Town Housing (97 Units)</i>		
Z24-004 19013 Bentley Road (Hunter's Hill) <i>CR1 (site specific) to RU3 Residential Sub-Urban</i>	TPC Outcome Letter provided. Waiting on Applicant information.	Application Cancelled by the Applicant. Will be proceeding with subdivision for Phase 4
Z24-005 13824 Yule Crescent <i>RMD to RU2 – to facilitate a subdivision</i>	Application Received	ON HOLD – Waiting to provide subdivision PLA to applicant to ensure rezoning to proceed.
Z24-006 DL 3955 (Sportsmans Club) <i>FG to FG Site Specific – to facilitate gun range</i>	Internal/External Referrals	ON HOLD by applicant
Z24-007 15815 Hwy 97 <i>A1 to M3 Agri-Industrial – to accommodate food processing facility</i>	Public Hearing on March 4, 2025	Third reading provided. ON HOLD until non-farm use application completed
Z24-008 17400 Hwy 40 (Penticton Disc Golf Club) <i>FG to FG Site Specific – to allow for outdoor recreation</i>	Internal/External Referrals	APC meeting on March 28
Z24-009 15600 Hwy 97 <i>From CH to CN Neighbourhood Commercial</i>	Public Hearing on March 4, 2025	Adoption consideration by Council on March 25, 2025
Z24-010 26405 Garnet Valley Road <i>From FG to A2</i>	Application Initiated	Internal/External Referrals
Z25-001 17013 Sanborn Street <i>CR1 to RMD and PP</i>	Application Initiated	ON HOLD by applicant
DVP22-013 17003 Logie Road <i>Farm Home Plate</i>	Referrals	ON HOLD – ALC Application Required
DVP23-013 Minor Type II 5408 Simpson Road <i>Farm Home Plate</i>	Application Submitted	ON HOLD - ALC application required. Waiting until ALC approval granted.
DVP24-017 Council 4415 Monro Avenue <i>Two Farm Home plates</i>	Agricultural Advisory Committee presentation on December 19, 2024	Council consideration on March 25, 2025
DVP24-023 Type 1 892 Johnson Street <i>Increase Lot Coverage</i>	Application Received	Internal/External Referrals Neighbourhood Notification
DVP24-024 Type 2 6011 Hwy 97 <i>Lot coverage and FAR</i>	Application Received	On Hold – Waiting on application fee payment

DVP24-025 (Council) 16200 Watson Avenue <i>Farm Home Plate – two and coverage</i>	Revised Site Plan submitted. AAC Committee meeting on February 19, 2025	AAC Meeting on Feb 19 – no quorum. Going back to AAC on March 20, 2025
DVP25-001 (Council) 7512 Fiske Street <i>Two Farm Home Plates</i>	Internal/External Referrals	Waiting on revised site plan from applicant
DVP 25-002 (Minor Type II) 9206 Shale Avenue <i>Retaining Wall Height</i>	Application Received	Internal/External Referrals
DVP25-003 (Minor Type I) 14405 Rosedale Avenue <i>Sign bylaw</i>	Application Received	Internal/External Referrals
S21-007 6108 Solly Road <i>2 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
S21-009 12600 Blagborne Avenue <i>1 to 17 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
S21-012 20401 Highway 40 <i>1 to 2 lots</i>	TPC Outcome Letter Sent	ON HOLD - Applicant for Response
S21-014 19240 Lakeshore Drive N <i>1 to 2 lots</i>	PLA Issued	Final submission upon completion
S21-015 11020 Ellis Avenue <i>1 to 2 lots</i>	PLA Issued	Final submission upon completion
S22-004 8709 Jubilee Street <i>Strata Subdivision</i>	PLA Issued	Registration of Phase 1 upon completion
S22-005 1500 Harding Street <i>1 to 2 lots</i>	PLA Issued	Final submission upon completion
S22-006 11612 Victoria Road <i>1 to 2 lots</i>	PLA Issued	Final submission upon completion
S23-004 13316 Prairie Valley Road <i>13 lot strata subdivision</i>	PLA Issued	Final submission upon completion
S23-005 5277 Solly Road <i>Two lot subdivision</i>	PLA Issued	Final submission upon completion
S23-009 8120 Purves Road <i>2 lot subdivision</i>	PLA Issued	Final submission upon completion
S23-010 10113 Quinpool Road <i>2 lot subdivision</i>	PLA Issued	Final submission upon completion
S23-013 11467 Giants Head Road	PLA Issued	Final submission upon completion

<i>Lot Line Adjustment</i>		
S23-014 14003 & 14009 King Ave <i>Lot Line Adjustment</i>	PLA Issued	Final submission upon completion
S23-015 15807 & 15803 Fosbery Avenue <i>Lot Line Adjustment</i>	PLA Issued	Final submission upon completion
S24-001 19013 Bentley Road <i>Two lots in Phase 2 – Hunters Hill</i>	PLA Issued	Final submission upon completion
S24-003 13501 Denike Street (Eco-Village) <i>7 lot subdivision</i>	Internal/External Referrals	Draft PLA
S24-005 13824 Yule Crescent <i>2 lot subdivision</i>	Internal/External Referrals	Draft PLA
S24-006 9576 Cedar Avenue <i>2 lot industrial subdivision</i>	Application Received	PLA Issued
S24-007 10907 Prairie Valley Road <i>2 lot subdivision (Duplex)</i>	Draft PLA	PLA Issued
S24-008 14207 Victoria Road <i>3 lot subdivision</i>	Draft PLA	PLA Issued
S24-009 6104 Cuthbert Street <i>3 lot subdivision</i>	TPC outcome letter provided. Waiting on applicant information.	Received new information from applicant. Draft PLA next.
S24-010 26405 Garnet Valley Road <i>2 lot subdivision</i>	Application Received	Internal/External Referrals
DP20-016 10830 Prior Place <i>Watercourse DP</i>	QEP Report submitted to Province	ON HOLD - Awaiting Provincial Review
DP22-009 12600 Blagborne Avenue <i>Environmentally Sensitive</i>	Received landscaping plan	Development Permit drafted. Awaiting security payment
DP24-007 6104 Cuthbert Street <i>High Hazard</i>	Application Received	ON HOLD – Waiting on applicant for new information
DP25-001 12011 Lakeshore Drive <i>Watercourse DP</i>	Application Received	Waiting on Provincial riparian approval
DP25-002 13501 Denike Street <i>Environmental Sensitive and Wildfire Hazard</i>	Application Received	Internal/External Referrals
DP25-003	Application Received	Internal/External Referrals

19205 Lakeshore Drive <i>Watercourse</i>		
DP25-004 10617 Rutherford Avenue <i>Watercourse</i>	Application Received	Internal/External Referrals
ALC-69652 18420 Garnet Valley Road <i>Non-farm use – Tree Removal Contracting</i>	Council consideration on April 9, 2024	Waiting ALC decision
ALC 24-001 6807 Hwy 97 <i>ALC Exclusion (Request to District of Summerland)</i>	Application Received	Review of procedure and internal/external referrals
ALC 25-001 15815 Highway 97 <i>Non-Farm Use (Food processing)</i>	Internal/ External Referrals	Proceeding to Agricultural Advisory Committee on March 20

February 2025 Development Application Summary



The month of February saw 3 additional Development Permit and two Development Variance Permit applications submitted, in addition to an ALC non-farm use application.

The planning department's activities in February consistent with a number of engagement activities for the 2025 update to the Official Community Plan (OCP). February 7, 2025 staff and consultants hosted a 'world café' event for invited stakeholders from community groups to provide direct feedback on the OCP. This was followed with two open house presentations held on

February 19, 2025 at the George Ryga Arts and Cultural Centre. A total of 80 people attended the public open houses.

The first public survey titled “Community Visioning” occurred over the month of February. The District received over 238 fully completed surveys and over 76 pages of public input comments from the survey responses. District staff and consultants are now reviewing the feedback to include as part of our next phase on “Urban Growth”. Approximately 400 participants have now been engaged with through our February activities.

February Building Permit Activity (Five Year Comparison):

Month of February	2021	2022	2023	2024	2025
Permits Issued	16	15	16	11	20
Total Construction Value	\$1,991,000	\$4,451,000	\$7,169,500	\$ 982,500	\$25,545,000
Year to Date					
Permits Issued	38	33	27	21	39
Total Construction Value	\$5,075,500	\$7,196,000	\$8,377,558	\$2,902,500	\$32,308,650
Total Annual					
Permits Issued	203	231	185	194	
Revenue	\$557,236	\$444,590	\$501,835	\$475,863	
Total Construction Value	\$59,775,300	\$49,622,000	\$47,190,023	\$35,189,132	

**Note: Annual construction values may vary from published reports. The information contained above provides Actual values at year end. Previous reports may have included construction values for permits that were issued but not collected by the applicant or commenced construction before year end.*

The month of February was a very positive one in terms of construction value and new building activity for the District of Summerland. Total construction value for building permits issued for the month was \$25.5 million and as well, the number of building permits issued has maintained a higher pace than that experienced for the previous 4 years. Only two months into the calendar year, the District’s year-to-date construction value is already approaching the same amount experienced for all of last year (2024).

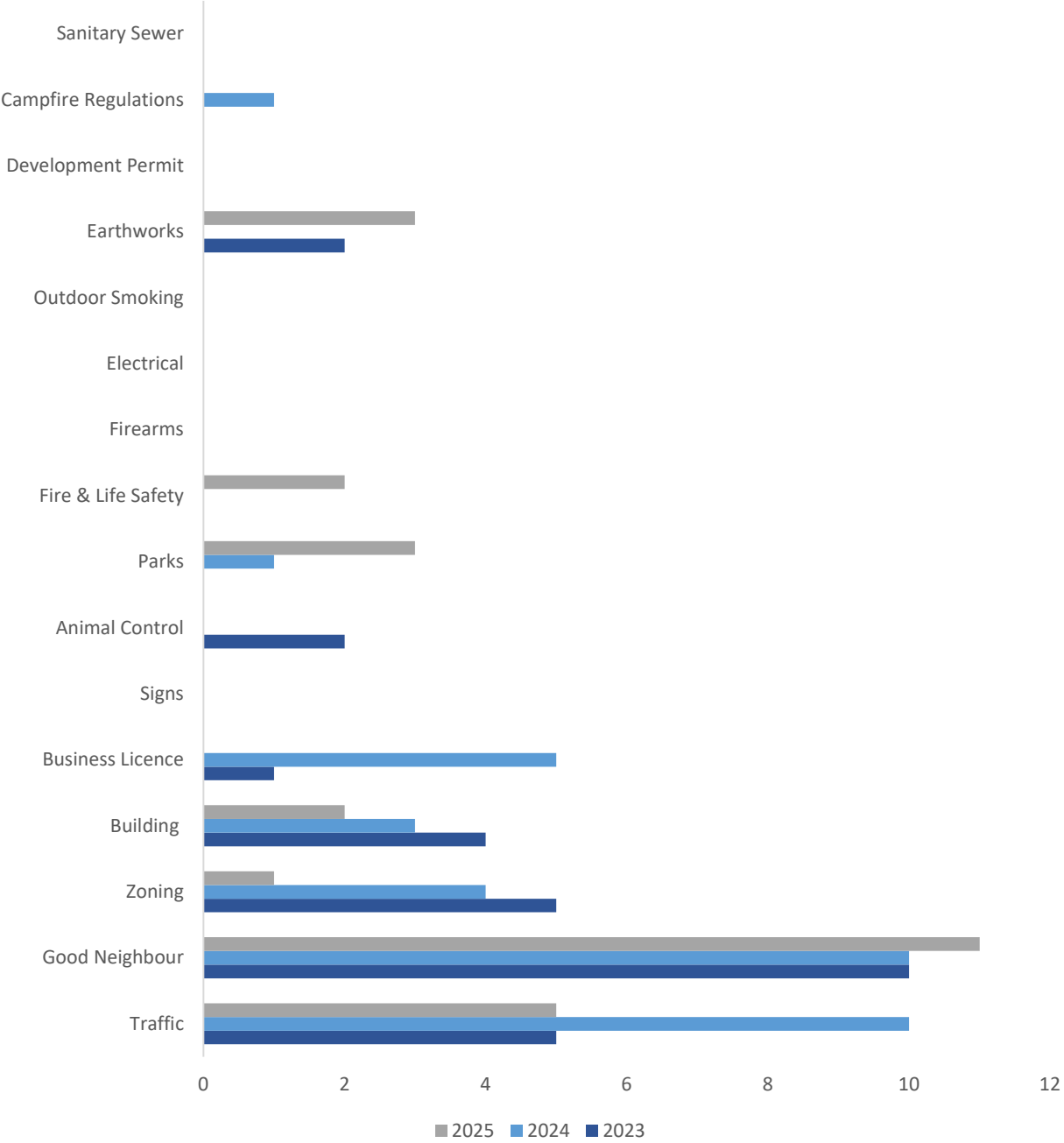
The primary reason for the increase in February was the issuance of the 60 residential unit BC Housing project for Turning Points Collaborative Society at 13212 Henry Avenue. This building permit construction value was a total of **\$24.2 million**. District Council previously provided financial assistance to this project in February 2024 with the forgiveness of Development Cost Charges, Building Permit Fees, and Development Permit fees of a total cost of \$547,000. Council also required the registration of a restricted covenant on title to ensure the new facility would not include an emergency shelter and staff can confirm that this covenant has been successfully registered to the land title.

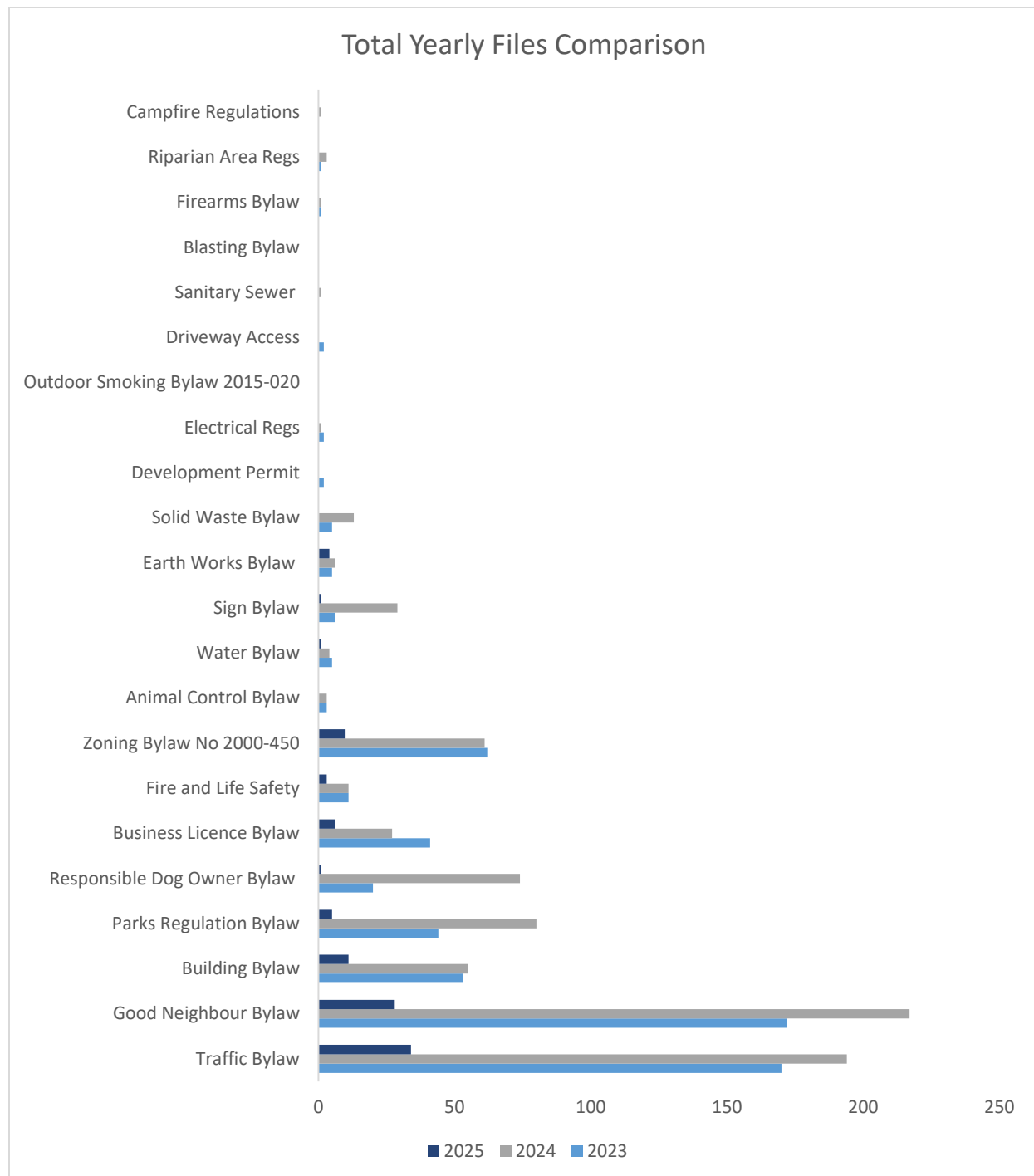
Despite providing waiver of up front permit fees, the District can expect an annual contribution from the new facility to the District's revenues from property taxation. The District's Finance Department has provided a preliminary estimate of annual taxation based on the submitted construction value, and other factors such as the main floor expected to be a non-profit tenant use. Calculations were made based on the 2024 taxation rates as at the time of this report, the 2025 rates have not been set. This analysis provides a conservative estimate of \$380,000 construction value per residential unit, and a total annual tax revenue of approximately **\$50,500**. BC Assessment has noted that providing assessment information, at this time, is impracticable as the project is still in the early stages. As such, the calculated amounts could change significantly once assessments are received. Given that the previous use of this property was a permissive tax exempt church organization, Council can expect roughly a 10 year payback period of it's original \$547,000 investment.

February 2025 Bylaw Enforcement Activity:

Bylaw Services opened 27 files in February 2025 of which 14 are still open. Bylaw file volume was slightly below average for this time period. 37 files remain open from 2024. Many of these are resource intensive that require time to bring into compliance. Priority 5 – General Violation concerns (traffic and minor unsightly properties as an example) timelines have decreased from November/December levels; however, they remain significantly longer than we were able to provide in the summer months with the term position in place (previously same day or the following week to 2 to 3 weeks currently) as Bylaw Services focused on higher priority and resource heavy files and projects.

February Bylaw Comparison





Animal Control February Stats

Park patrol 28
 Carcass removal 1 (dog)
 Permit attack (minor-person) 2
 Barking dogs 1
 Nuisance dog 1
 Run at Large 2

LEGISLATION and POLICY:

- Regional Growth Strategy Bylaw No. 2770, 2017
- Official Community Plan Bylaw No. 2014-002
- Zoning Bylaw No. 2000-450
- Building Regulation Bylaw No. 2013-017
- Development Application Procedures Bylaw No. 2020-026

FINANCIAL IMPLICATIONS:

Development applications generate revenue to support the activities of the Development Services Department.

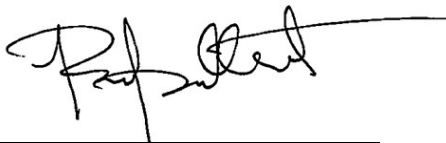
CONCLUSION:

Monthly reports will augment the information available to track and assess development activity.

OPTIONS:

1. Move the motion as recommended by staff.
2. Direct staff to provide additional or less information in subsequent months.

Submitted by,



Brad Dollevoet
Director of Development
Services

Endorsed by,



Graham Statt
Chief Administrative
Officer

Presentation: Yes ☐ No ☒